

**Longhorn Meadows Ranch**  
12370 Fortenberry Rd  
Sanger, TX 76226

**\$4,999,999**  
300± Acres  
Denton County



**Longhorn Meadows Ranch  
Sanger, TX / Denton County**

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**SUMMARY**

**Address**

12370 Fortenberry Rd

**City, State Zip**

Sanger, TX 76226

**County**

Denton County

**Type**

Ranches, Recreational Land, Residential Property, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

33.393483 / -97.378527

**Dwelling Square Feet**

2,000

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

300

**Price**

\$4,999,999

**Property Website**

<https://arrowheadlandcompany.com/property/longhorn-meadows-ranch/denton/texas/84485/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! Welcome to Longhorn Meadows Ranch. Located just an hour from the DFW metroplex, this prime 300-acre property, with direct access off Highway 51, boasts outstanding road frontage and a private pipe entrance that leads to the ranch headquarters. The main building includes 2,000 sq. ft. of living space, along with an attached 60x80 airplane hangar, all set atop one of Denton County's highest points offering stunning views. Additional improvements include a 1999 Palm Harbor Double Wide mobile home featuring 3 bedrooms, 2 bathrooms, and an attached carport. The property is well-equipped for cattle operations, with a 100x40 commodity barn, pipe holding pens, a squeeze chute, and a loading dock. The property includes 7 well maintained traps, two large stock tanks and 4 water wells. Excellent opportunity for commercial feed lot with elevation and Trinity well that produces 150 GPM. A 2,875-foot grass airstrip is conveniently located adjacent to the headquarters. While the ranch has a rich history of running a purebred cattle operation, it presents immense potential for commercial ventures or future development. Location is key! This property is in the heart of North Texas growth corridor and only minutes to Decatur, Sanger and Denton. With excellent road frontage, panoramic views, rich pastures, and unmatched versatility, this property is a standout investment opportunity in the heart of North Texas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502)

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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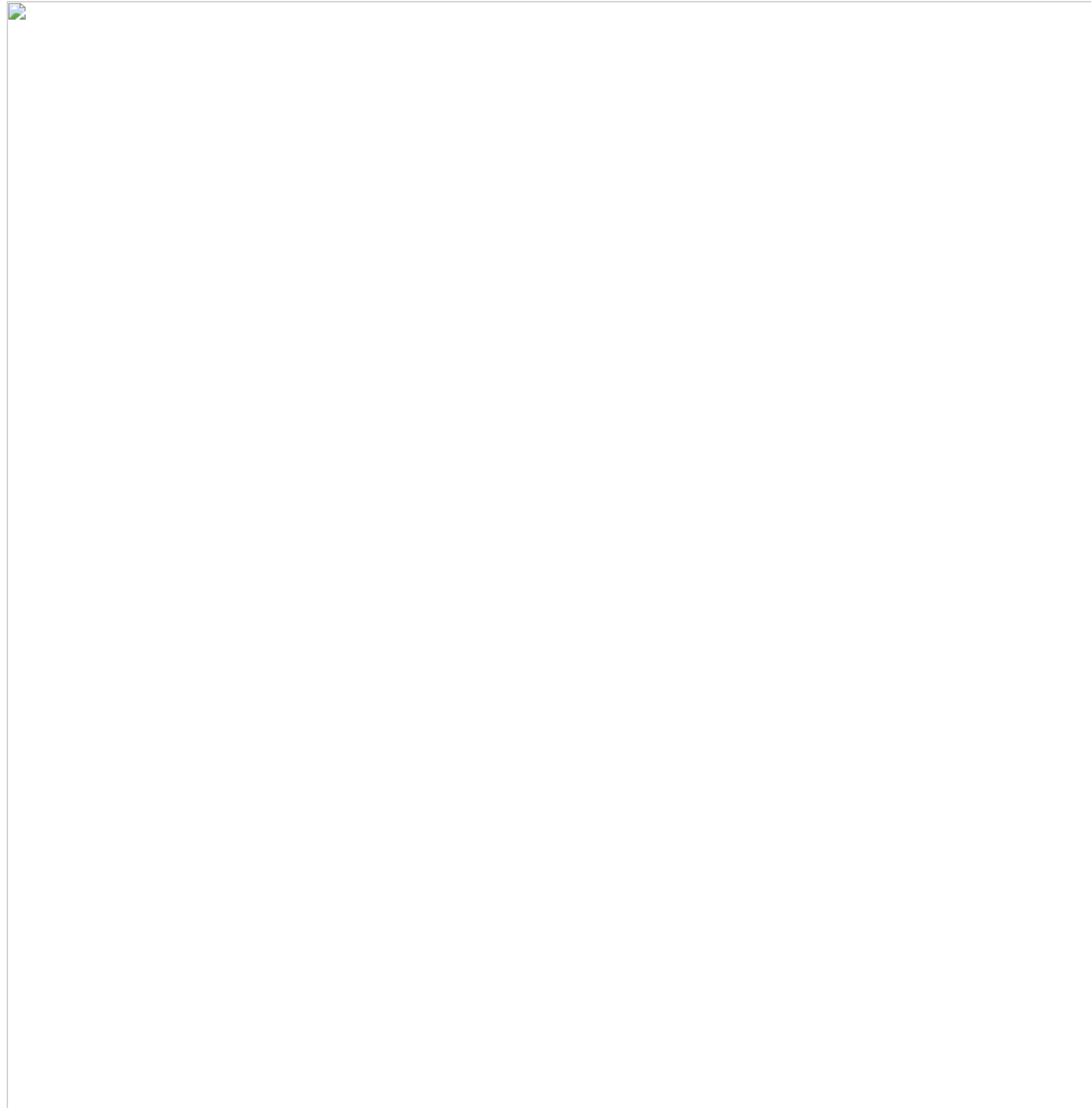
## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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